

MINUTES OF COUNCIL STUDY MEETING – NOVEMBER 18, 2008

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THE CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, NOVEMBER 18, 2008, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR NORDFELT.

THE FOLLOWING MEMBERS WERE PRESENT:

Dennis J. Nordfelt
Russ Brooks
Carolynn Burt
Joel Coleman
Corey Rushton
Steve Vincent
Mike Winder

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager
Buzz Nielsen, Police Chief
John Evans, Fire Chief
Richard Catten, City Attorney
Joseph Moore, CED Director
Jim Welch, Finance Director
Kevin Astill, Parks and Recreation Director
Russell Willardson, Public Works Director
Layne Morris, Community Preservation Director
Aaron Crim, Administration
Craig Thomas, Administration
Steve Lehman, CED Department
Erik Brodnum, Public Works Department
Jake Arslanian, Public Works Department

1. **APPROVE MINUTES OF STUDY MEETING HELD OCTOBER 28, 2008**

The Council read and considered the Minutes of the Study Meeting held October 28, 2008. There were no changes, corrections or deletions.

After discussion, Councilmember Winder moved to approve the Minutes of the Study Meeting held October 2, 2008, as written. Councilmember Coleman seconded the motion.

A roll call vote was taken:

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Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mayor Nordfelt	Yes

Unanimous.

2. **APPROVE MINUTES OF STUDY MEETING HELD NOVEMBER 4, 2008**

The Council read and considered the Minutes of the Study Meeting held November 4, 2008. There were no changes, corrections or deletions.

After discussion, Councilmember Winder moved to approve the Minutes of the Study Meeting held November 4, 2008, as written. Councilmember Coleman seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mayor Nordfelt	Yes

Unanimous.

3. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED NOVEMBER 18, 2008**

City Manager, Wayne Pyle, stated no new items had been added to the Agenda for the Regular Council Meeting scheduled November 18, 2008. Mr. Pyle discussed items on that Agenda, as follows:

Item No. 8.A. – RESOLUTION NO. 08-279, APPROVE COOPERATIVE AGREEMENT BETWEEN WEST VALLEY CITY, THE UTAH DEPARTMENT OF TRANSPORTATION AND UTAH TELECOMMUNICATIONS OPEN INFRASTRUCTURE AGENCY (UTOPIA) IN ORDER TO PLACE OVERHEAD COMMUNICATION FACILITIES ON 3500 SOUTH UNDERGROUND

City Manager, Wayne Pyle, distributed and discussed a corrected draft of proposed Resolution No. 08-279, including an issue paper. Mr. Pyle and Russell Willardson, Public Works Director, answered questions from members of the City Council.

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The City Council will consider proposed Resolution No. 08-279 at the Regular Council Meeting scheduled November 18, 2008, at 6:30 P.M.

Upon inquiry by City Manager, Wayne Pyle, there were no further questions from members of the City Council regarding items on the Agenda for Regular Council Meeting scheduled November 18, 2008, at 6:30 P.M.

4. **AWARDS CEREMONIES AND PROCLAMATIONS SCHEDULED NOVEMBER 25, 2008:**

A. **CARL PARKER, URMMA LOSS CONTROL MANAGER – PRESENTATION OF ACHIEVEMENT IN RISK MANAGEMENT AWARD TO WEST VALLEY CITY**

City Manager, Wayne Pyle, stated Carl Parker, URMMA Loss Control Manager, would make a presentation of the Achievement in Risk Manager Award to West Valley City at the Regular Council Meeting scheduled November 25, 2008, at 6:30 P.M.

5. **PUBLIC HEARINGS SCHEDULED NOVEMBER 25, 2008:**

A. **PUBLIC HEARING, APPLICATION NO. S-3-2008, FILED BY ANIL SINGH, REQUESTING FINAL PLAT APPROVAL FOR GRANT ESTATES SUBDIVISION – AMENDED, LOCATED AT 3822 SOUTH 4400 WEST**

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled November 25, 2008, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. S-3-2008, filed by Anil Singh, requesting final plat approval for Grant Estates Subdivision – Amended, located at 3822 South 4400 West. He discussed proposed Ordinance No. 08-52 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 08-52, APPROVE AMENDMENT OF GRANT ESTATES SUBDIVISION

City Manager, Wayne Pyle, discussed proposed Ordinance No. 08-52 which would approve an amendment of Grant Estates Subdivision.

Mr. Pyle stated the requested amendment was for a three lot subdivision in an ‘R-1-8’ zone. He indicated the proposed subdivision would amend a subdivision recorded in 1996 with an original plat consisting of two lots. He advised a new dwelling had never been constructed on the flag lot.

The City Manager reported the developer proposed to amend the original plat by adding a third lot. He stated an existing dwelling would be on Lot 1 intended to stay and to have direct access to 4400 West. He also stated the remaining property was vacant and would gain access from a new driveway along the south boundary.

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Mr. Pyle indicated access to the subdivision would be gained from 4400 West. He stated dedication of the right-of-way to a three-foot half width occurred as part of the original subdivision. However, street improvements across the frontage of the property did not exist. He indicated improvements would include curb, gutter, sidewalk and street would need to be installed as part of the development. He further indicated an access easement had been added to the plat to serve Lots 2 and 3.

The City Manager reported the developer would need to meet various requirements of the Fire Department. He indicated a hammerhead turnaround had been platted to accommodate emergency vehicles. He also stated a fire hydrant would need to be located within 250 feet of the back dwelling.

Steve Lehman, CED Department, further reviewed the Application and proposed Ordinance, displayed the plat map, and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. S-3-2008 and consider proposed Ordinance No. 08-52 at the Regular Council Meeting scheduled November 25, 2008, at 6:30 P.M.

- B. **PUBLIC HEARING, APPLICATION NO. S-20-2008, FILED BY JOHN PEOPLES, REQUESTING FINAL PLAT APPROVAL FOR PEOPLES SUBDIVISION – AMENDING LOTS 33-35 OF THE HAWARDEN HEIGHTS NO. 2 SUBDIVISION, LOCATED AT 3341 WEST 4100 SOUTH**
- City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled November 25, 2008, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. S-20-2008, filed by John Peoples, requesting final plat approval for Peoples Subdivision amending Lots 33-35 of the Hawarden Heights No. 2 Subdivision located at 3341 West 4100 South. He discussed proposed Ordinance No. 08-53 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 08-53, APPROVE AMENDMENT OF LOTS 33-35 OF THE HAWARDEN HEIGHTS NO. 2 SUBDIVISION

City Manager, Wayne Pyle, discussed proposed Ordinance No. 08-53 which would approve the amendment of Lots 33-35 of the Hawarden Heights No. 2 Subdivision.

Mr. Pyle stated the proposal would divide three existing duplexes into individual lots. He also stated this type of request was typically handled by a lot split application. He explained Section 7-2-126 of the West Valley City Code allowed for division of a two-family dwelling without doing a formal plat. However,

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because the duplexes had been constructed on formally platted lots in the Hawarden Heights No. 2 Subdivision, a plat amendment would be required.

The City Manager reported the existing duplexes were located on lots approximately 7,100 square feet in size. He stated because the duplexes were set to one side of the lot frontage and area requirements could not be met for this application. He indicated, as a result of these standards, the applicant petitioned the West Valley City Board of Adjustment regarding frontage and area variances. The Board had granted approvals for both the frontage and area requirements making the subdivision possible.

Mr. Pyle stated access to each duplex would be gained from 4100 South. He also stated dedication along 4100 South and all public improvements existed including curb, gutter, and sidewalk. He indicated existing drive approaches were in place for all units. He also stated a notation would be placed on the plat identifying these areas as shared access easements to be maintained in common by the appropriate unit numbers.

The City Manager explained although not required by ordinance, the applicant intended to improve the structures in order to sell them. He stated improvements to the landscaping, and interiors, would be made as well as cosmetic improvements to the exteriors. He also advised the owner hoped that once units sold, people would take pride in ownership and maintain the property better than previous owners.

Mr. Pyle further explained dividing a duplex with a property line was not necessarily unique to the City, but did involve some building modifications. He indicated the applicant was required to separate each unit with a fire wall and would need to coordinate water and sewer services for separate units with Granger-Hunter Improvement District.

Steve Lehman, CED Department, further reviewed the Application and proposed Ordinance, displayed the plat map, and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. S-20-2008 and consider proposed Ordinance No. 08-53 at the Regular Council Meeting scheduled November 25, 2008, at 6:30 P.M.

C. PUBLIC HEARING, APPLICATION NO. S-29-2008, FILED BY JEFF CONDIE, REQUESTING FINAL PLAT APPROVAL FOR CONDIE SUBDIVISION – AMENDED AND EXTENDED, LOCATED AT 4175 SOUTH 4800 WEST

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled November 25, 2008, at 6:30 P.M., in order

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for the City Council to hear and consider public comments regarding Application No. S-29-2008, filed by Jeff Condie, requesting final plat approval for Condie Subdivision – Amended and Extended, located at 4175 South 4800 West. He discussed proposed Ordinance No. 08-54 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

ORDINANCE NO. 08-54, APPROVING THE AMENDMENT OF LOTS 1-6 OF THE CONDIE SUBDIVISION

City Manager, Wayne Pyle, discussed proposed Ordinance No. 08-54 which would approve the amendment of Lots 1-6 of the Condie Subdivision.

Mr. Pyle stated the subject property was bordered on the north by the Granger Gardens Subdivision and the east by the Moose Landing PUD. He further stated property to the south was zoned residential and would be subdivided in the future as part of the Condie Park Estates Subdivision.

The City Manager explained the original plat consisted of six lots on approximately 2.3 acres. He also explained the original plat contained a portion of 4175 South as a dedicated street. He stated the purpose for this plat was to extend the subdivision eastward, dedicate the remaining right-of-way for 4175 South and consolidate all lots to create one large lot. In addition, the plat would dedicate an additional seven feet along 4800 West to complete the full right-of-way requirements along this road.

Mr. Pyle reported that in April, 2008, the Planning Commission reviewed a conditional use permit and development plan for the remaining undeveloped property. At the present time, the project site consisted of 22 dwelling units. He also reported the recently approved conditional use would allow the developer to build an additional 12 units.

The City Manager stated as part of the conditional use approval, the Planning Commission recommended all existing lots be consolidated to create one large lot. In addition, access to any new units would need to be gained from a dedicated street. He further explained as a result, Mr. Condie had submitted a plat that accomplished all of those requirements.

Steve Lehman, CED Department, further reviewed the Application and proposed Ordinance, displayed the plat map, and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. S-29-2008 and consider proposed Ordinance No. 08-54 at the Regular Council Meeting scheduled November 25, 2008, at 6:30 P.M.

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6. ORDINANCE NO. 08-55, REPEAL SECTIONS 3-3-105 AND 3-3-106 OF TITLE 3 OF THE WEST VALLEY CITY MUNICIPAL CODE REGARDING ELIMINATION OF THE ORDINANCE ENFORCEMENT/ANIMAL CONTROL DIVISION AND THE HOUSING AND GRANTS DIVISION, AND AMENDING CHAPTER 3-13 OF TITLE 3 BY ENACTING THE COMMUNITY PRESERVATION DEPARTMENT

City Manager, Wayne Pyle, discussed proposed Ordinance No. 08-55 which would repeal Sections 3-3-105 and 3-3-106 of Title 3 of the West Valley City Municipal Code regarding elimination of the Ordinance Enforcement/Animal Control Division and the Housing and Grants Division, and amend Chapter 3-13 of Title 3 by enacting the Community Preservation Department.

Mr. Pyle stated Title 3 of the West Valley City Municipal Code needed to be changed to enact the Community Preservation Department. He also stated Chapter 3-13 described the duties and responsibilities of the new Community Preservation Department, which consisted of three divisions: Housing and Grants, Code Enforcement, and Animal Services.

The City Manager indicated previously the Animal Services Division and the Code Enforcement Division had been one division which, along with the Housing and Grants Division, had been located in the Community and Economic Development (CED) Department. He advised the proposed code changes would separate the Code Enforcement and Animal Services Divisions, and place them in the newly enacted Community Preservation Department, along with the Housing and Grants Division.

City Manager, Wayne Pyle, further reviewed the proposed Ordinance and answered questions from members of the City Council.

The City Council will consider proposed Ordinance No. 08-55 at the Regular Council Meeting scheduled November 25, 2008, at 6:30 P.M.

7. RESOLUTION NO. 08-282, APPROVE FUNDS FOR A FEASIBILITY STUDY OF HIGH-CAPACITY INTERSECTION DESIGN AT 4100 SOUTH AND BANGERTER HIGHWAY AND AUTHORIZE EXECUTION OF AN AGREEMENT WITH AVENUES CONSULTANTS

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-282 which would approve funds for a feasibility study of high capacity intersection design at 4100 South and Bangerter Highway, in an amount not to exceed \$55,000.00, and authorize execution of an agreement with Avenues Consultants.

Mr. Pyle stated the proposal would appropriate funds to hire Avenue Consultants to evaluate high capacity at-grade intersection alternatives for the intersection of 4100 South and Bangerter Highway and produce conceptual design and cost estimate.

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The City Manager reported east-west travel on 4100 South was severely congested during peak travel times during the day. He also reported travel time study data showed Bangerter Highway was the choke point for east-west travel in the City. He indicated the continuous flow intersection (CFI) at 3500 South and Bangerter Highway had improved east-west travel on 3500 South.

Mr. Pyle explained the study would address the City Council's action item in the City's Strategic Plan to complete a feasibility study and conceptual design for a high capacity at-grade intersection at 4100 South and Bangerter Highway that would relieve east-west congestion.

The City Manager stated Avenue Consultants had provided a proposal to complete the study that would look at up to three different alternatives and make recommendations based on cost/benefit analysis for a preferred alternative. He further stated this study would be used to help secure federal and state funding to reconstruct the intersection.

Erik Brodnum, Public Works Department, further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-282 at the Regular Council Meeting scheduled November 25, 2008, at 6:30 P.M.

8. **RESOLUTION NO. 08-283, ACCEPT A QUIT CLAIM DEED FROM JOSEPH M. CHECCHIO FOR PROPERTY LOCATED AT APPROXIMATELY 6377 WEST 5400 SOUTH**

City Manager, Wayne Pyle, discussed proposed Resolution No. 08-283 which would accept a Quit Claim Deed from Joseph M. Checchio for property located at approximately 6377 West 5400 South.

Mr. Pyle stated Joseph M. Checchio had signed the Quit Claim Deed.

The City Manager reported Joseph M. Checchio owned the subject parcel of land which was located within the existing 5400 South. He indicated as the parcel was not usable by Mr. Checchio he desired to donate it to the City.

City Manager, Wayne Pyle, further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-283 at the Regular Council Meeting scheduled November 25, 2008, at 6:30 P.M.

9. **COMMUNICATIONS:**

A. **LAW DEPARTMENT STRATEGIC PLAN PRESENTATION**

City Manager, Wayne Pyle, instructed City Attorney, Richard Catten, to discuss information regarding strategic planning for the Law Department. Using

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PowerPoint, City Attorney, Richard Catten, discussed information summarized as follows:

- Where the City Attorney's Office fit within the City's Strategic Plan
- Not a lead Department on any goals, but supported City Departments on almost all goals
- Reviewed goals and benchmarks for each Division and/or program – Risk Management, Prosecution, Civil, Victim Services, Collection Program, Good Landlord Program
- Good news and bad news – going paperless, relationship with U.S. Attorney's Office, established emergency coordinator program, collections success with ambulance bills, three employees funded by grants either in limbo or ending in 2009

During the above presentation of information, the City Attorney answered questions from members of the City Council.

City Manager, Wayne Pyle, informed that every department was moving toward shaping all efforts with the Strategic Plan including goals, measurements and results.

C. COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT STRATEGIC PLAN PRESENTATION

Using PowerPoint, CED Director, Joseph Moore, presented and discussed information summarized as follows:

- Mission statement
- Census information – highlights from 2005 American Community Survey and preparation for 2010 census
- Strategic goals progress
- Current operations – Planning & Zoning and Building Inspections
- Future goals (2009 to 2010)

During the above presentation of information, CED Director, Joseph Moore, answered questions from members of the City Council. Mr. Moore also acknowledged and expressed appreciation to members of his staff.

D. COUNCIL UPDATE

City Manager, Wayne Pyle, stated the Council had previously received a Memorandum outlining upcoming meetings and events as follows: November 20, 2008: EAC Thanksgiving Luncheon, Multi-Purpose Room, Noon; November 20, 2008: ChamberWest General Membership Meeting – Year End Business Review, Automotive Spraying Equipment Technology (ASET) Building, 3703 W. Parkway Blvd.; 11:45 A.M.; November 22, 2008: Turkey Trot 5k Run/Walk at Centennial Park; November 22, 2008: Winter Ethnic Arts Market, UCCC;

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November 25, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 27, 2008: Thanksgiving Holiday – City Hall closed; December 1 thru January 6, 2009: Trees of Diversity Exhibit, UCCC; December 1, 2008: Walk with Santa at Centennial Park, 6:00 P.M.; December 2, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 8, 2008: Winter Concert, UCCC; December 9, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 11, 2008: City Christmas Luncheon & Awards, UCCC, 11:30 A.M. – 2:00 P.M.; December 16, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; and December 24 & 25, 2008: Christmas Holiday – City Hall closed.

10. COUNCIL REPORTS:

A. COUNCILMEMBER CAROLYNN BURT – COG MEETING AND INVOLVEMENT IN SCHOOLS

Councilmember Burt discussed issues addressed at a recent Municipal Council of Governments (COG) meeting.

Councilmember Burt stated she had previously distributed statistics regarding Granite School District test scores and other data compiled by the Community Education Partnership (CEP). She suggested the City needed to become more involved with schools in the community as it was an economic development issue.

B. COUNCILMEMBER MIKE WINDER – NEW ANIMAL SHELTER ISSUES AND VISIT FROM THE FERGUSON GROUP

Councilmember Winder updated the Council regarding a recent conversation with Mayor Wall of Taylorsville regarding the new animal shelter carbon monoxide chamber to be included in that facility. He also discussed methods used for euthanizing animals.

Councilmember Winder inquired regarding the Council's role during the upcoming visit of Ron Hamm of The Ferguson Group in December. City Manager, Wayne Pyle, advised a suggested list of federal agenda items was still being determined based on funds that might be available in the appropriation process.

C. COUNCILMEMBER JOEL COLEMAN – WEST VALLEY EDUCATION ADVISORY COMMITTEE

Councilmember Coleman reported regarding a recent meeting of the West Valley Education Advisory Committee.

D. COUNCILMEMBER STEVE VINCENT – WESTFEST COMMITTEE

Councilmember Vincent reported regarding two recent meetings of the WestFest Committee and stated that Committee continued to struggle with the decision of whether to continue into the future due to current economic conditions and the

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costs associated with staging the event. He advised he would arrange for the WestFest Committee to make a presentation at a Study Meeting in January 2009.

E. MAYOR DENNIS NORDFELT – INVITATIONS TO UPCOMING EVENTS

Mayor Nordfelt discussed invitations recently received for several upcoming events.

11. STREET LIGHTING DISCUSSION

City Manager, Wayne Pyle, directed Erik Brodnum, Public Works Department, to discuss street lighting issues.

Using PowerPoint Mr. Brodnum discussed street lighting issues summarized as follows:

- Current street lighting costs
 - Town & Country / Cobra heads (Schedule 11)
5,581 owned by Rocky Mountain Power (RMP)
\$950,340 per year
 - Lake Park (Schedule 12)
320 owned by West Valley City and maintained by RMP
\$49,740 per year
 - City Standard (Schedule 13)
713 owned and maintained by City
\$23,760 per year
- Total cost of the above \$1,023,840 per year
- Cost savings of 100% City ownership
 - 100% City Ownership (Schedule 13)
6,614 street lights
\$240,360 per year
 - Maintenance Costs
\$40 per light per year for a total of \$265,000 per year vs. current cost of \$1,023,840 per year
Total Savings of \$518,480 per year
- Proposed Purchase of RMP System
 - Rocky Mountain Power has offered to sell the existing street light system to the City
 - Proposed purchase price \$1,293,672
 - Includes all street lights, light poles and wiring owned by RMP
 - The current balance in the “Street Lighting Reserve” fund is \$1.3 million
 - This purchase would result in an annual savings of \$518,000 per year

During the above presentation of information, City Manager, Wayne Pyle, and Erik Brodnum, Public Works Department, answered questions from members of the City Council.

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After discussion, the City Council expressed a consensus to move forward to purchase the street lighting system from Rocky Mountain Power.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, NOVEMBER 18, 2008, WAS ADJOURNED AT 6:27 P.M., BY MAYOR NORDFELT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, November 18, 2008.

Sheri McKendrick, MMC
City Recorder